



City of Salisbury  
Development Services  
110 North Main Street  
Salisbury, NC 28144  
Ph. 704.638.5207  
Ph. 704.638.5242 (planning)  
Fax 704.638.8494

# CONDITIONAL DISTRICT PETITION

SHADED AREAS FOR STAFF USE ONLY

FILING DATE: \_\_\_\_\_

REVIEW FEE: \$500.00: ADOPTION  
\$250.00: AMENDMENT

CASE NUMBER: \_\_\_\_\_

(FORM LAST REVISED 03.13.09)

- ☐ Adoption (LDO Sec. 15.21)      ☐ Amendment (LDO Sec. 15.21.E)      ☐ Revision (LDO Sec. 15.21.E)
- ☐ Petition involves entire parcel(s) as shown on the Rowan County Tax Map
- ☐ Petition involves a portion of a parcel(s) as shown on the Rowan County Tax Map

Project Title: \_\_\_\_\_

## CONTACT INFORMATION

*A petition for initial adoption, an amendment, or a revision to a Conditional District must be signed by the property owner(s) of all land included in the petition. Any owner(s) representative(s) shall submit an affidavit authorizing their representation. Multiple owners shall be listed on a separate sheet with ownership corresponding to all parcels included in the petition.*

Owner/Petitioner: \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_  
\_\_\_\_\_ email: \_\_\_\_\_

Representative: \_\_\_\_\_ Phone: \_\_\_\_\_

Company/Firm: \_\_\_\_\_ email: \_\_\_\_\_

## PROPERTY INFORMATION

Rowan County Parcel ID(s):

Address: \_\_\_\_\_

General Property Description: \_\_\_\_\_

Existing District:

Proposed District:

## SIGNATURE

*By signing, you understand that this petition will be forwarded to the Planning Board (a City Council-appointed board) who will hear testimony from staff and the general public, and then will vote to make a Statement of Consistency and recommendation on the petition to City Council. The petition will then be forwarded to City Council who will hear testimony from staff and the general public before casting a deciding vote. However, approval authority is granted to the Planning Board for revisions.*

Owner/Petitioner: \_\_\_\_\_

Representative: \_\_\_\_\_

## PROJECT INFORMATION

Project Title: \_\_\_\_\_

Present Use: \_\_\_\_\_

Number, type, and condition of any existing structures:

\_\_\_\_\_

List any known nonconformities:

\_\_\_\_\_

Will any base district uses be prohibited by this proposed Conditional District? ☐ Yes ☐ No

- If yes, list here: \_\_\_\_\_

Project Type (*check all that apply*): ☐ Residential ☐ Commercial ☐ Industrial ☐ Other \_\_\_\_\_

- For Residential: Total # residential units: \_\_\_\_\_  
Proposed overall density (du/ac.): \_\_\_\_\_
- For Commercial: Total square footage (GFA): \_\_\_\_\_
- For Industrial: Total square footage (GFA): \_\_\_\_\_
- For Other: Total square footage (GFA): \_\_\_\_\_

Proposed Building Type (*check all that apply*):

- |                                     |  |  |                                    |
|-------------------------------------|--|--|------------------------------------|
| <input type="checkbox"/> House      | <input type="checkbox"/> Townhouse     | <input type="checkbox"/> Apartment       | <input type="checkbox"/> Mixed-Use |
| <input type="checkbox"/> Commercial | <input type="checkbox"/> Institutional | <input type="checkbox"/> Public Landmark | <input type="checkbox"/> Other     |

Total Acreage: \_\_\_\_\_ Project Acreage: \_\_\_\_\_

Provide overall project built-upon area (%) for NPDES determination: \_\_\_\_\_

*(applicable for projects over 1 acre or part of a larger common plan of development—Sec. 9.6)*

Does the project require issuance of an NCDOT driveway permit? ☐ Yes ☐ No

Does the overall project generate 3,000+ vpd during an average weekday? (Sec. 4.14) ☐ Yes ☐ No

Will the project provide outdoor lighting on private property? (Ch. 11) ☐ Yes ☐ No

Will the project require incidental outdoor storage? (Sec. 6.9) ☐ Yes ☐ No

Does a sidewalk exist along the streetside parcel lines? (Sec. 4.4) ☐ Partial ☐ Yes ☐ No

Requesting Payment In Lieu of Mitigation based on the TIA? (Sec. 4.14) ☐ Yes ☐ No

Requesting Payment In Lieu of Recreational Open Space Allocation? (Sec. 7.6) ☐ Yes ☐ No

Requesting Payment In Lieu of Sidewalk? (Sec. 4.9) ☐ Yes ☐ No

Will the project tie into an existing water or sewer connection? ☐ Water ☐ Sewer ☐ Neither

Is the project requesting a new water or sewer connection? ☐ Water ☐ Sewer ☐ Neither

Brief description of project (*please print clearly*):

\_\_\_\_\_

## PROJECT INFORMATION—QUESTIONS RELATED TO AMENDMENTS & REVISIONS

Project Title: \_\_\_\_\_

List all uses that are prohibited by the current Conditional District ordinance:

\_\_\_\_\_

\_\_\_\_\_

Provide total square footage (GFA) approved by the Conditional District ordinance: \_\_\_\_\_

Provide total number of residential units and/or lots approved by the Conditional District ordinance:

- Total # subdivided lots: \_\_\_\_\_
- Total # residential units: \_\_\_\_\_
- Approved overall density (du/ac.): \_\_\_\_\_

Has build-out of the Conditional District Master Plan commenced?

☐ Yes ☐ No

- If yes, describe development completions to date:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Answer all of the following:

- Is land area being added/removed? ☐ Yes ☐ No
- Requesting changes to conditions, design standards, etc? ☐ Yes ☐ No
- Requesting change in land use or development type? ☐ Yes ☐ No
- Is new vehicular access being introduced? ☐ Yes ☐ No
- Requesting an increase in total # of dwelling units or lots? ☐ Yes ☐ No
- Requesting an increase in total square footage (GFA)? ☐ Yes ☐ No

Brief description of proposed changes to the plan (*please print clearly*):

## PROJECT PLANNING CHECKLIST

Pursuant to LDO Sec. 16.4, all Master Plans that are required for Conditional District petitions shall be prepared by a licensed design professional with the appropriate statutory authority.

All plans must show or provide the following information where applicable:

### Boundary & Topographic Information:

	DONE	N/A
Vicinity Map (16.4.A)		
Boundary Survey & Limits of Construction (16.4.D & P)		
Original / Proposed contours at max. 2-ft intervals (16.4.F)		
Any portion within Watershed Protection Area (16.4.M)		
Corporate Limits & ETJ boundaries, where applicable (16.4.R)		
Phase Lines (16.4.S)		
Floodplain, Floodway, Jurisdictional Wetlands, and/or streams, where applicable (16.4.T)		

### Site (Master) Plan Information:

	DONE	N/A
Project Title, property owner(s), developer(s), etc. & date of plan(16.4.B, C, & I)		
Site Calculations (acreage, open space, parking, # units, GFA, etc.) (16.4.E)		
Scale, denoted graphically & numerically (16.4.G)		
Any required Certification Statements (16.4.H)		
Zoning District of project area and adjacent properties (16.4.J)		
Location, dimensions & setbacks of all lots & buildings (16.4.L)		
Location of all parking & loading areas with striping and dimensions (16.4.L)		
Location of all existing & planned streets & alleys with dimensions (16.4.L)		
Location of all existing & planned (over & under) utilities and associated easements (16.4.L)		
Location of all recreational open spaces & other site reservations (16.4.L)		
Location of all required NPDES Best Management Practices (BMPs), if required (16.4.N)		
Cross-sections of proposed streets & alleys (16.4.O)		
Location of, including details and screening, solid waste containment		

### Landscape Plan Information:

	DONE	N/A
Location, type & quantity of existing plants/trees and areas to remain natural (16.10.B.6-7)		
Methods & details for protection of Critical Root Zones of existing material (16.10.B.8)		
Location, size & labels of all proposed plants/trees & any other improvements (16.10.B.9,11)		
Planting Table with names, quantity, spacing, size & time of plantings (16.10.B.10)		
Location & details of Irrigation (if applicable) & all planting installation details (16.10.B.12-13)		

**\*\*DEPARTMENTAL USE ONLY\*\***

INITIAL PLANNING BOARD DATE: \_\_\_\_ / \_\_\_\_ / 20\_\_\_\_

- IF SENT TO LEGISLATIVE COMMITTEE

- ASSIGNED LEGISLATIVE COMMITTEE: \_\_\_\_\_
- LEGISLATIVE COMMITTEE MEMBERS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- DATE OF INITIAL COMMITTEE MEETING: \_\_\_\_ / \_\_\_\_ / 20\_\_\_\_
- DATE OF ADDITIONAL MEETINGS: \_\_\_\_ / \_\_\_\_ / 20\_\_\_\_  
\_\_\_\_ / \_\_\_\_ / 20\_\_\_\_
- COMMITTEE RECOMMENDATION? \_\_\_\_\_

- PLANNING BOARD STATEMENT OF CONSISTENCY & RECOMMENDATION:

- DATE OF RECOMMENDATION: \_\_\_\_ / \_\_\_\_ / 20\_\_\_\_
- VOTE: ( \_\_\_\_\_ )
- ADDITIONAL INFORMATION FOR FILE:

---

---

---

---

INITIAL CITY COUNCIL DATE: \_\_\_\_ / \_\_\_\_ / 20\_\_\_\_

- IF SENT TO COUNCIL COMMITTEE

- COUNCIL COMMITTEE MEMBERS: \_\_\_\_\_  
\_\_\_\_\_
- DATE OF INITIAL COMMITTEE MEETING: \_\_\_\_ / \_\_\_\_ / 20\_\_\_\_
- DATE OF ADDITIONAL MEETINGS: \_\_\_\_ / \_\_\_\_ / 20\_\_\_\_  
\_\_\_\_ / \_\_\_\_ / 20\_\_\_\_
- COMMITTEE RECOMMENDATION? \_\_\_\_\_

- CITY COUNCIL STATEMENT OF CONSISTENCY & REASONABLENESS:

---

- DECISION: \_\_\_\_\_

- DATE OF DECISION: \_\_\_\_ / \_\_\_\_ / 20\_\_\_\_
- VOTE: ( \_\_\_\_\_ )
- ADDITIONAL INFORMATION FOR FILE:

---

---

---

---